

ROYAL TULIA GARDENS
— *Kilifi, Malindi, Kenya* —

Residential Apartments

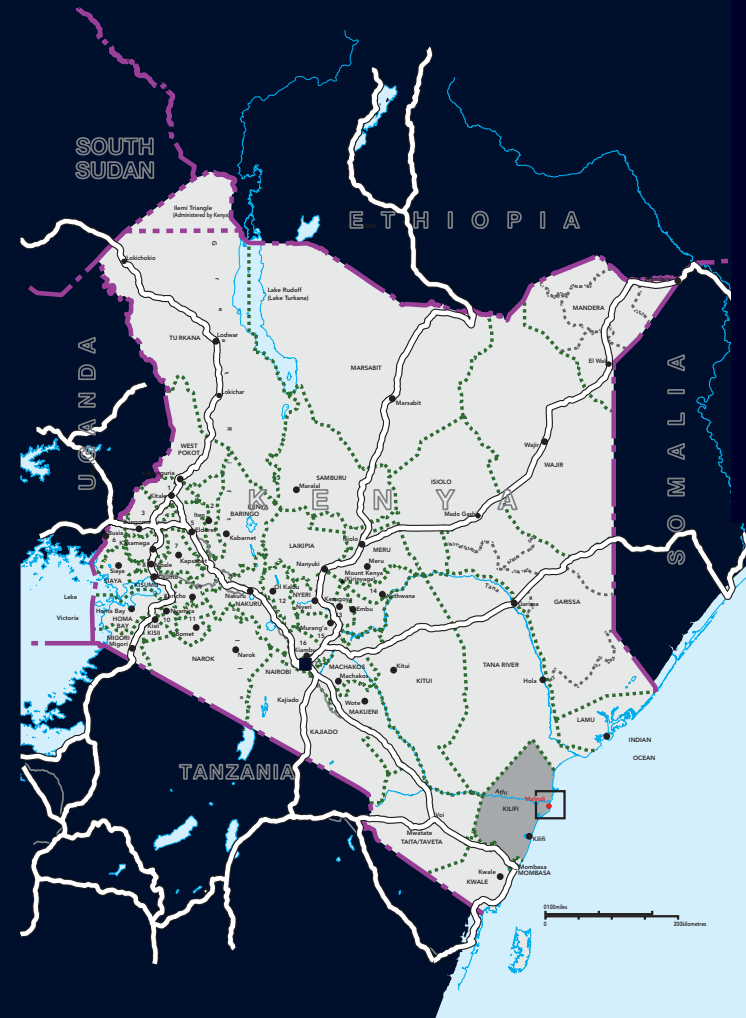


KENYA

— Country Facts —

Situated in East Africa, Kenya holds a significant historical and geographical appeal. Often recognised as the "cradle of humanity," this nation is believed to be the departure point from which our ancestors spread across the globe.

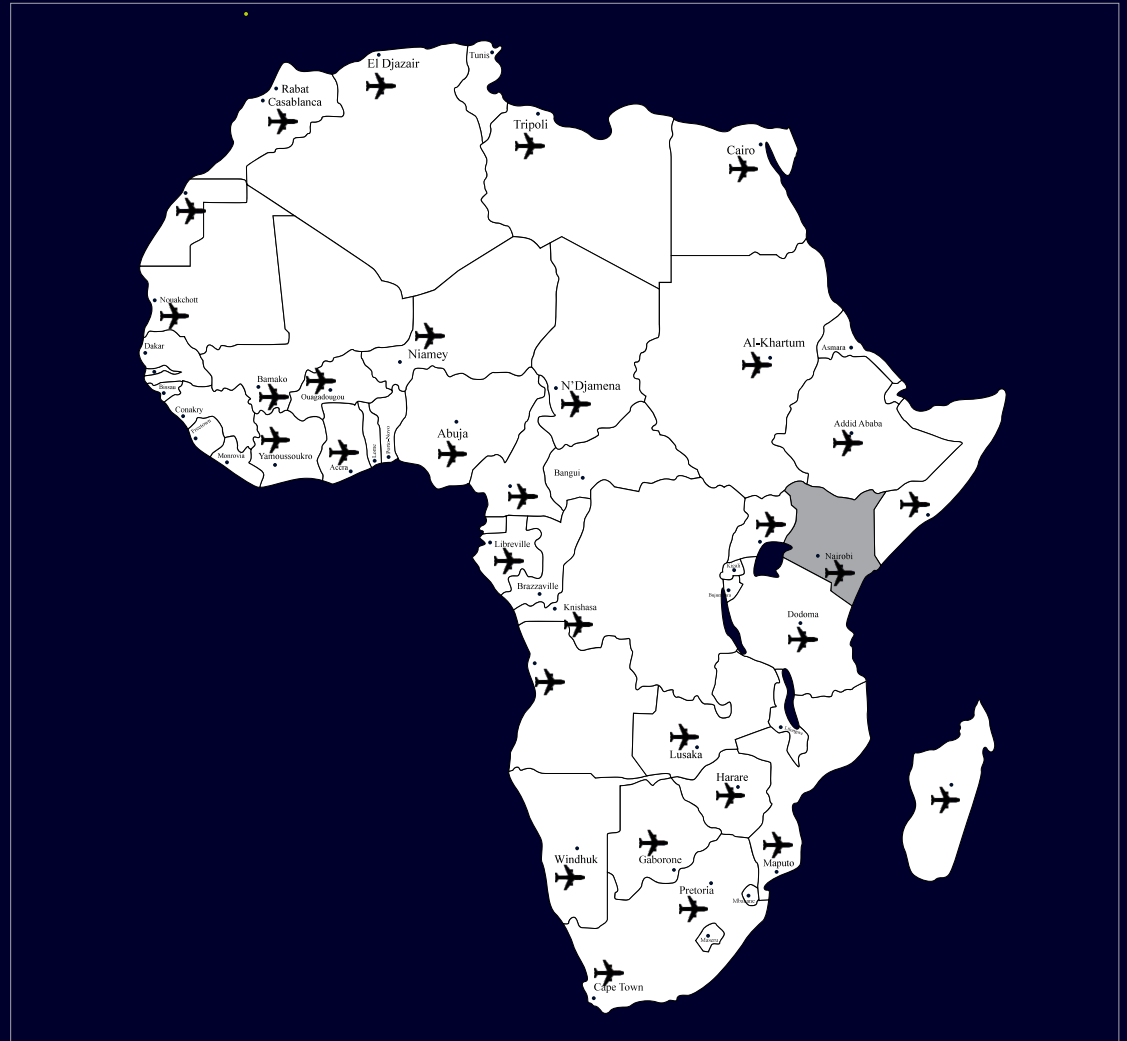
With a population of approximately 50 million and covering an area of 580,367 square kilometres, Kenya is marked by its cultural diversity. It is home to over 40 distinct tribes and more than 60 tribal languages are spoken, reflecting a rich social and cultural fabric.



— Country Facts —

Kenya's geographical location near the equator ensures a temperate tropical climate, with average annual temperatures ranging from 24 degrees Celsius to 30 degrees Celsius along the coastal regions.

Kenya has 6 International airports, with Jomo Kenyatta International Airport being the largest.



KENYA

— *Investment Haven* —

Kenya is one of the fastest growing economies in Africa with a diverse range of opportunities across various sectors. Its strategic location as a gateway to the East African market, combined with a well-developed infrastructure network and skilled workforce, provides a strong foundation for businesses seeking regional expansion.

The nation's expanding technology and innovation sectors, showcases its potential to become a tech hub for the region. Additionally, Kenya's abundant natural resources, including agriculture and renewable energy potential, make it an attractive prospect for sustainable investment ventures.



MALINDI

— *Magical Kenya* —

Malindi, located on the Kenyan coast, is a charming coastal town known for its pristine beaches, vibrant culture, and historical significance. With its stunning coral reefs and sky-blue waters, Malindi is a popular destination for both beach and water sports enthusiasts.

The town boasts a rich history, with notable landmarks like the Vasco da Gama pillar. In addition to its natural beauty and historical sites, Malindi offers a thriving arts and crafts scene, providing visitors with an opportunity to explore the local culture and purchase unique handmade souvenirs.



ROYAL TULIA GARDENS

— Project Location (Kilifi) —

The map displays the geographical context of the Royal Tulia Gardens project. It shows the coastal region of Kenya, with the Kilifi district highlighted in grey. The project location is marked with a red dot near Malindi. The map includes major cities such as Nairobi, Mombasa, and Malindi, as well as the Tana River and the Indian Ocean. A scale bar at the bottom right indicates distances up to 200 kilometers.

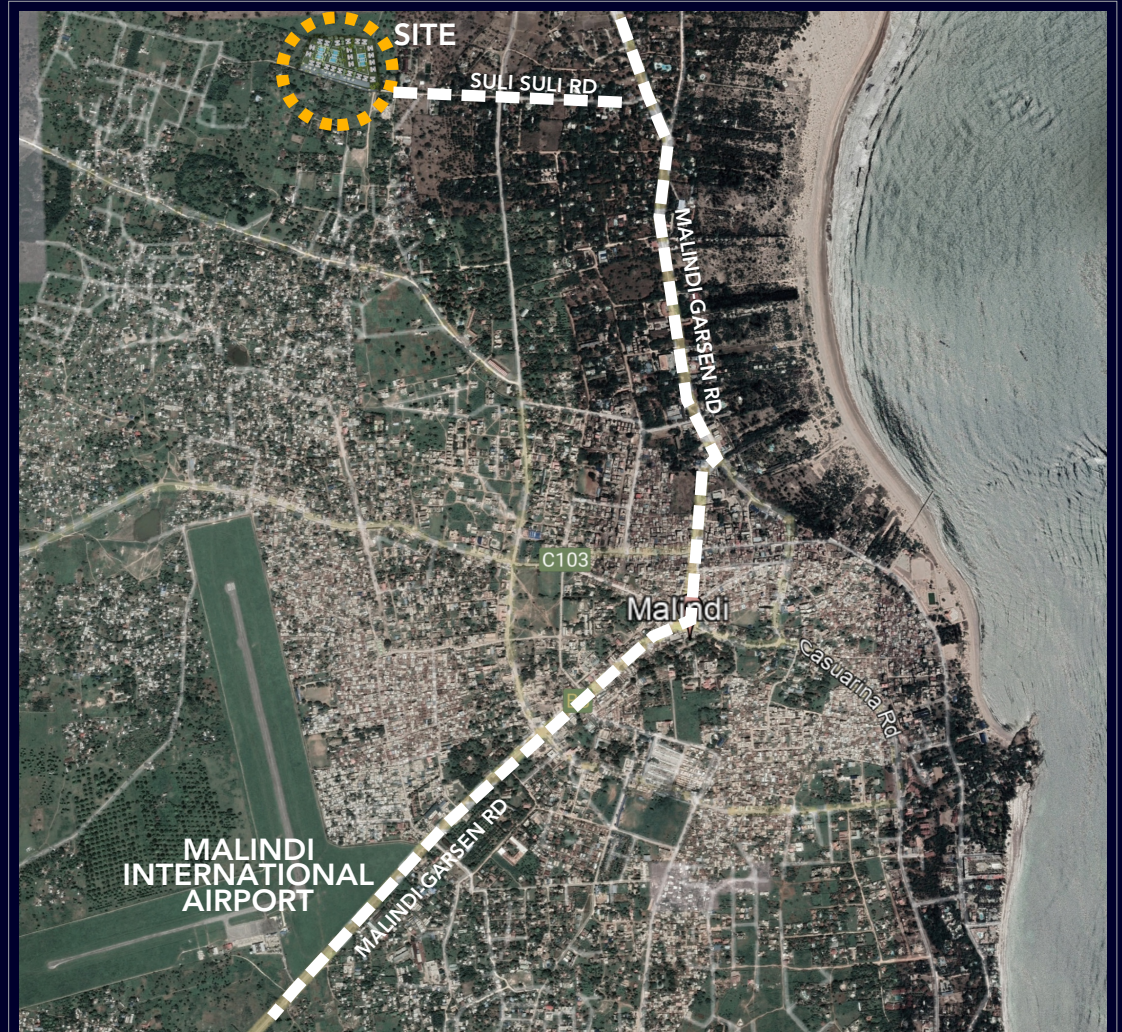


ROYAL TULIA GARDENS

— Project Location (Malindi) —

DISTANCES

Malindi International Airport	18 Km
Light International School Malindi.....	0.5 Km
Afya International Hospital	0.4 Km
Malindi Golf and Country Club	2.8 Km
Malindi Central Business District	3.8 Km
Tsavo West National Park	278 Km



— *Royal Tulia Gardens (Blocks A to F)* —



ROYAL TULIA GARDENS

— *A Piece of Paradise* —

Located just 18 kilometres from the Malindi International Airport, along Suli Suli Road (off Malindi Garsen Road), you'll find 16-acres of prime land. Situated adjacent to the Milele Resort, this development offers a unique opportunity.

The Royal Tulia Gardens apartment development is aimed at the astute homeowner, offering an enticing concept of modern waterfront lifestyle combined with an excellent capital growth opportunity. The project comprises of 96 high-end residential apartments, developed with the utmost elegance and sustainability in mind.

This secluded coastal community of luxury residences combined with cutting edge infrastructure, innovative contemporary designs and premium amenities, overlooks the coastal beach of Malindi. A sense of tranquillity in lush surroundings beckons to those seeking escape.



ROYAL TULIA GARDENS

— *Established Development Team* —

Betts Townsend Taylor, an established developer specialising in high end developments throughout Africa, will ensure at top-quality build delivered at the highest standard, with a world-class design and development team.

In the over 25 years since Betts Townsend Taylor entered the market, they have successfully completed numerous projects in and around East Africa and won the 2020 Association in Project Management Excellence Award for Project Management for I&M Bank in Nairobi with its innovative solar roof structure.

Their portfolio also includes; The Hub Shopping Centre in Karen (a unique shopping and dining experience), Sarit Centre and the Housing for the US Department of State in Nairobi. Through their impressive development history in both the housing and leisure environments, the firm has built a stellar reputation delivering iconic projects such as Fairmont Zimbali.



ROYAL TULIA GARDENS

— *A Piece of Paradise* —

Delivering on both style and sustainability, The Royal Tulia Gardens have been expertly designed to ensure minimal impact on the local environment.

The Estate will offer the residents a luxury upmarket lifestyle in a peaceful and natural landscape, where sought-after exclusivity and uninterrupted tranquillity are a given.

This development aims to enrich the lives of its residents, with meticulously designed living spaces, offering comfort and elegance, and access to exclusive amenities and services.

Royal Tulia Residences boast an array of curated design elements that cater to all ages, tastes and occasions that caters to the discerning home owner.



ROYAL TULIA GARDENS

— *High Quality Finishes* —

Royal Tulia Gardens two & three-Bedroom apartments will be generously spread across the proposed 4 acres of land.

The apartments marry cutting-edge design and warm coastal accents, complete with the state-of-art-fittings and spacious indoor-outdoor flow, ideal for the scenic view of the coastal landscape from the comfort of your living room.

Sophisticated clean lines with a luxe modern edge, promise to create the perfect backdrop for a premium contemporary lifestyle.



ROYAL TULIA GARDENS

— *Excellence in Delivery* —

Increasingly important to developments in Kenya, is the governance of excellence in the field of project management and construction services.

With a proven track record of successfully overseeing complex projects, Betts Townsend Taylor commit to excellence in delivery in every project. Their expert team combines meticulous planning, innovative solutions, and unwavering dedication to ensure that projects are not only completed on time and within budget but also exceed the highest quality standards.

Clients trust Betts Townsend Taylor to consistently deliver outstanding results, making them a trusted partner for all their project management and construction needs.



ROYAL TULIA GARDENS

Block A - F

Three Bedroom Apartment

132 Sqm

Ground Floor & First Floor



ROYAL TULIA GARDENS

Block A - F

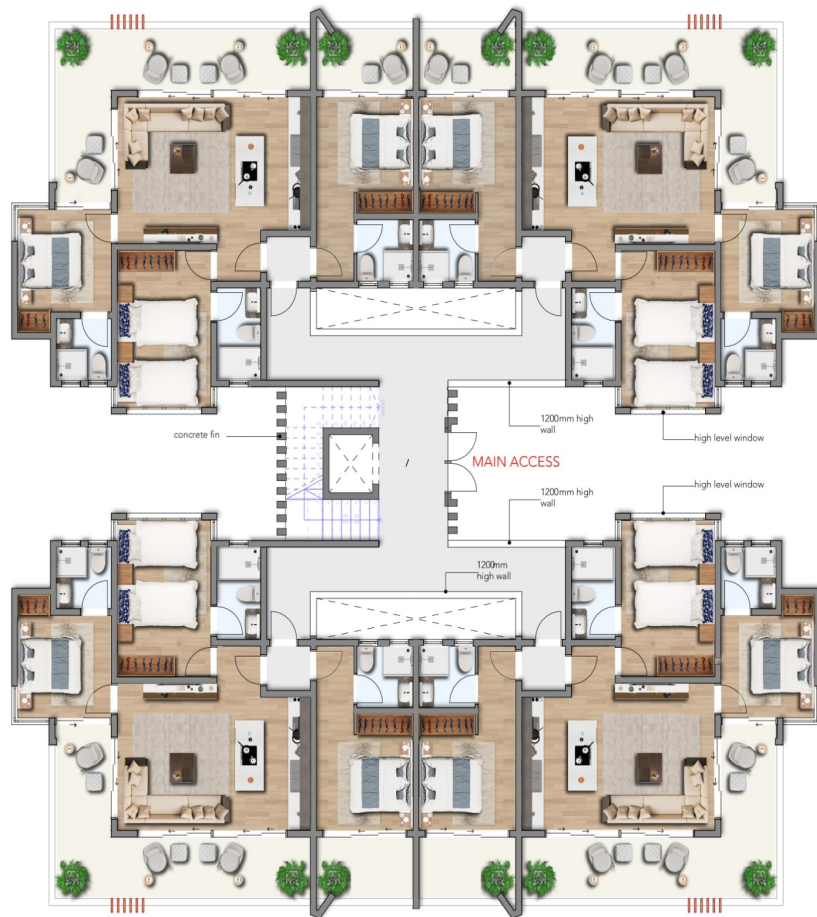
Two Bedroom Apartment

114 Sqm

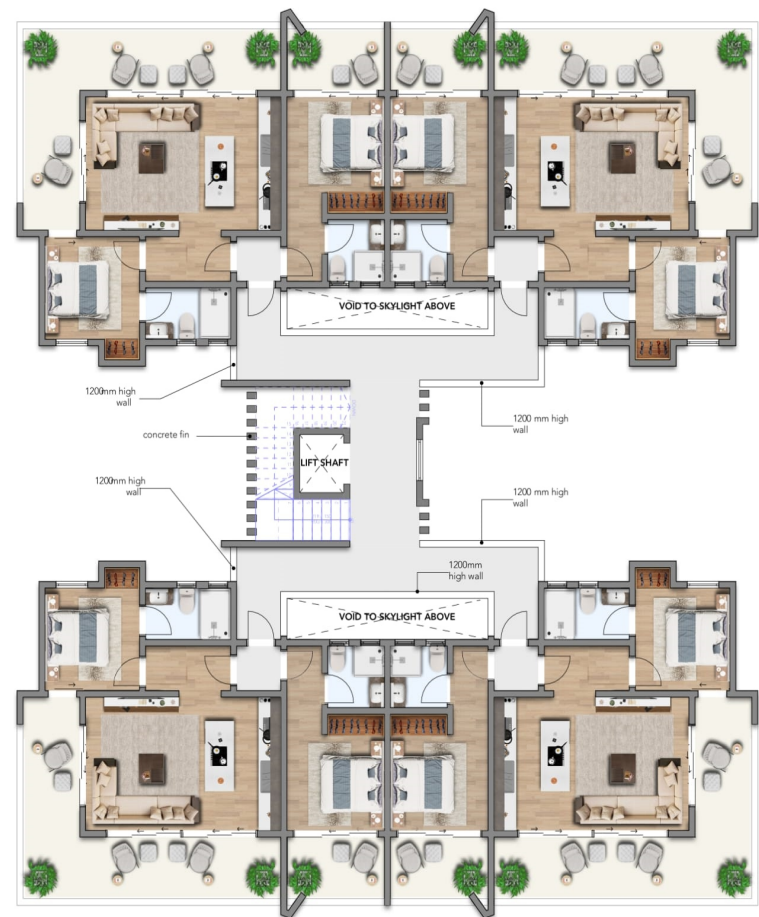
Second Floor & Third Floor



— Ground & First Floor Plan —



— Second & Third Floor Plan —



— Site Development Plan



— Site Development Plan



Thank You

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BETTS TOWNSEND TAYLOR***

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